

NOTICE OF EXEMPTION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Tiered Permitting Corrective Action Branch
5796 Corporate Avenue
Cypress, California 90630

Project Title: Final Corrective Measures Action Workplan for Wilson Street Corporation Facility, Removal of top 12 inches of soil from the west yard with selected deeper hot spot removal.

Project Location: 1321 Wilson Street, City of Los Angeles

County: Los Angeles

Project Description:

Background:

The Wilson Street Corporation facility is located at 1321 Wilson Street, Los Angeles, Los Angeles County, California. The subject property is not now being used. The site was operating as a precious metal recovery and recycling plant. The facility was operated as a chemical warehouse by National Chemical Company from 1949 to 1961 and vacant property from 1938 through 1949.

The subject property is an irregular shaped lot that is approximately 22,000 square feet consisting of 8,100 square foot rear asphalt paved West Yard (WY) and a 13,900 square foot office building and attached refinery and a front yard at the eastern portion of the site.

Following cessation of precious metal recovery activities in 2003, all process equipment was removed during August, 2005. The floor and internal walls were cleaned by ENCON Technologies. The liquid waste generated during cleaning of the walls, ceiling and floors, 500 gallons, was collected and disposed of at Demenno Kerdoon, Compton, California. The Los Angeles County Certified Unified Program Agency (CUPA) sent a letter to the Department of Toxic Substances Control (DTSC) of the completion of building decontamination in 2005.

Following site remediation, the owner of the property plans to redevelop the site as a parking area for automobiles and light trucks. The existing asphalt and concrete will be removed and a new concrete slab with rebar will be poured in its place as a part of the remedy.

Project Activities: The project is a Final Corrective Measures Action Workplan (FCMAW) for the excavation of metals contaminated surface soil that resulted from past precious metal recovery and recycling activity at the facility. The target cleanup levels for the contaminated soils are the California Human Health Screening Levels (CHHSL's). Contaminants detected from sampling in the subsurface soils contain lead – 189 mg/kg to 2,525 mg/kg; mercury – 2.98 mg/kg to 7.61 mg/kg; cadmium 9.1 - mg/kg to 33.4 mg/kg; cyanide – 0.133 mg/kg to 34.07mg/kg; ammonia – 474 mg/kg to 41 mg/kg; pH – 3.1 to 13.4. The excavations will remove the top 12 inches of soil in the west yard of the property with selected removal spots, based upon sampling results, to a depth of 3 feet. Metals contamination does not exceed CHHSL's at depths below 3 feet. The metals are insoluble and are not mobile. The total area of the west yard of the property is approximately 8,100 sq. ft.

The contaminated soil will be disposed at a treatment disposal center (La Paz County Landfill, Parker, Arizona) that will have the capacity to accommodate the project's contaminated soil (736 tons) and solid concrete and asphalt debris (100 tons) wastes, estimated total of 836 tons. The facility complies with federal, state, and local statutes and regulations for disposal of the given waste streams. Approximately 8 trucks per day over a 7-day period will be used to ship the contaminated soil and debris. Approximately 10-days after the contaminated soil and debris is trucked off-site, clean imported fill will be brought on site to fill various excavated AOC areas and grade the west yard. The truck traffic will be approximately 8 trucks for a 7 day period.

To protect workers at the site and in the surrounding area, the excavation and confirmation sampling activities will be conducted in accordance with the DTSC-approved Final Corrective Measures Action Workplan and Health and Safety Plan. The entire facility is fenced. In addition, if there are any excavations greater than 5 feet in depth within the site they will also be fenced. Dig Alert (USA) will be contacted at least 48 hours prior to excavation activities to identify any subsurface utilities entering the site. Southern California Edison will be notified of the excavation activities in the vicinity of

the onsite power pole. The proposed remedial excavation activities will be performed in accordance with Rule 1166 of ENCON's Various Locations Permit issued by the South Coast Air Quality Management District (SCAQMD). Written notification will be provided to SCAQMD 48 hours prior to commencement of field work. No grading permits will be required

The excavation areas and backhoe soil handling buckets will be sprayed frequently with water to prevent worker air-dust exposure or impacting off-site adjacent properties. Air monitoring will be performed downwind and upwind of the work area. Dust and vapor will be monitored and suppression of dust will be performed by lightly spraying or misting stockpiled soil, haul routes, and the work areas with water. Misting may also be used on soil placed in the transport trucks. In the event wind speeds exceed 10 mph for more than 30 minutes, and visible emissions are observed, soil moving activities will be halted until wind speeds decrease and no visible emissions are observed. If work is conducted during the rainy season, sand bags or other approved sediment retaining devices will be laid around the work area to prevent surface water from flowing into excavated areas, street, storm drains, or sewers.

All vehicles, excavation equipment and hand-held equipment will be decontaminated prior to leaving the site on a daily basis. Prior to the commencement of the excavation activities the decontamination area will be prepared. The decontamination area will be located in an area easily accessible to incoming and outgoing vehicles and equipment, and will include methods for removing soil from vehicle tires. All excavated soil will be manifested and transported to a Treatment Disposal Center facility, La Paz County Landfill in Parker, Arizona. Traffic control will be conducted as trucks enter and exit the site. Trucks transporting hazardous waste will proceed on the following route. Depart on Elwood Street (North), turn right onto E Olympic Boulevard, then bear right (southeast) onto ramp toward CA-60/ Santa Ana Freeway/Golden State Freeway/Pomona Freeway; Merge onto SR-60 / Pomona Freeway East (east); Bear left (southeast) onto SR-60/Moreno Valley Freeway East toward CA-60/Indio; Take ramp Left to I-10/San Bernardino Freeway East; Entering Arizona; Stay on I-10 East (east); At exit 17, take ramp right to I-10 Business; Turn Left (North) onto SR-95/N. Central Boulevard; Arrive at 26999 N US Highway 95, Parker, Arizona 85344.

After completing the remedial excavation of the five targeted areas and the balance of the WY, confirmatory basal soil samples will be collected in the first natural undisturbed top zone soil, 4 to 6 inches below bottom and side wall surfaces to make sure cleanup levels have been achieved.

Following sampling, the excavated area will be backfilled using clean imported CMB (crushed miscellaneous base) aggregate to 6-inches below surface grade. The final stage of the corrective action plan is to form and pour a 6-inch thick rebar reinforced concrete cap with storm water containment 4-inch curbs to cover 100% of the WY. CMB backfill material will be placed on the base of the excavation and backfill material will be compacted to a minimum of 90%.

Upon completing the remedial excavation, backfilling of the site excavated areas, and performing the basal and sidewall confirmatory soil sampling, a PEA health risk assessment will be conducted to determine the collective health risk exposure combining all of the elevated metal constituents as associated with the subject WY property without a concrete cap and with a concrete cap.

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: ENCON Technologies, Inc. on behalf of
Wilson Street Corporation.

Exemption Status: (check one)

- ☐ Ministerial [PRC, Sec. 21080 (b) (1); CCR, Sec. 15268]
- ☐ Declared Emergency [PRC, Sec. 21080 (b) (3); CCR, Sec. 15269 (a)]
- ☐ Emergency Project [PRC, Sec. 21080 (b) (4); CCR, Sec. 15269 (b) (c)]
- ☒ Categorical Exemption: California Code of Regulations, Title 14, Section 15330
- ☐ Statutory Exemptions: [State code section number]
- ☐ General Rule [CCR, Sec. 15061 (b) (3)]

Exemption Title: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances

Reasons Why Project is Exempt:

1. The project is a small short term removal action to eliminate the threat of release of hazardous substances by excavation and offsite disposal of the contaminated soils and thereby reduce potential risk to future site occupants at the site and will not exceed \$1 million dollars in cost.
2. The site is not a Hazardous Waste and Substances Sites List, pursuant to Government Code section 65962.5.
3. The site is not in a biological resource area. The site has been industrially developed and has been paved for many years. There are no cultural or historic resources identified for the 1321 Wilson Street, City of Los Angeles address in the City of Los Angeles ZIMAS land use and resources database.
4. Groundwater is found at a depth of 60 feet. Metals contamination does not exceed CHHSL's at depth below 3 feet. The metals contamination is insoluble and not mobile.
5. The Final Corrective Measures removal activities will not cause a significant effect on the environment because of the following:
 - a. The location of the site is in an industrial area. Surrounding land use is also primarily an industrial/manufacturing environment. The site is bordered by an auto salvage yard on the north side, by Wilson Street on the east side, industrial development on the south side, and Elwood Street on the west side. There are no schools or residences within a quarter mile radius of the site.
 - b. Removed excavated soil and solid debris waste will be loaded directly into end-dump trucks using a back hoe. The trucks will be covered with tarps and other dust/vapor control measures during transport of affected soil off site to reduce the potential to generate odors and particulates. Prior to departure, transport and dump trucks will be cleaned of loose debris clinging to the sides and/or wheels to minimize off-site contaminants. Suppression of dust will be performed by lightly spraying or misting stockpiled soil, haul routes, and the work area with water. In the event of sustained wind speeds that cause visible fugitive emissions, soil-moving activities will be temporarily halted until a sufficient dust control agent can be applied to minimize such emissions. In the event wind speeds exceed 10 mph for more than 30 minutes, and visible emissions are observed, soil-moving activities will be halted until wind speeds decrease and no visible emissions are observed.
 - c. Air monitoring will be performed downwind and upwind of the work area.
 - d. If work is conducted during the rainy season, sand bags, or other approved sediment retaining devices will be laid around the work area to prevent surface water from flowing into excavated areas, street, storm drains, or sewers. Physical barriers such as silt fences, straw bales, diversion dikes, storm drain inlet/outlet protection, visqueen covers, sediment traps, and/or basins may be used to divert flows from exposed impacted soils, temporarily store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site containing impacted soil. Should storm water enter the excavations containing impacted soil the water will be removed using a vacuum truck, temporarily stored on site and sampled pending disposal.
 - e. Work activities will be conducted on weekdays between the hours of 7:00 a.m. to 4:00 p.m.
 - f. Activities will be conducted pursuant to the means and methods described in the Final Corrective Measures Action Work Plan (FCMAW) and consistent with the Health & Safety Plan provided in the FCMAW. The FCMAW includes a site Health & Safety Plan that incorporates DTSC, OSHA, Cal-OSHA, and Federal Health and Safety regulation requirements. The workers training will be in compliance with all applicable federal, state, and local regulations, and will be properly equipped for the material to be handled.
 - g. All trucks will be decontaminated prior to leaving the site. Due to the location of the site and the selected transportation route, no specific traffic control measures would be necessary. Less than 10 trucks per day will be used and truck travel from the site will not take place during peak commuter hours. Routes to the freeway are industrial arterial routes. Trucks transporting hazardous waste will proceed on the route defined in the project description above.

Raymond J. Campbell
Project Manager Name

Hazardous Substances Scientist
Project Manager Title

(714) 484-5384
Phone #

Branch Chief Signature

Date

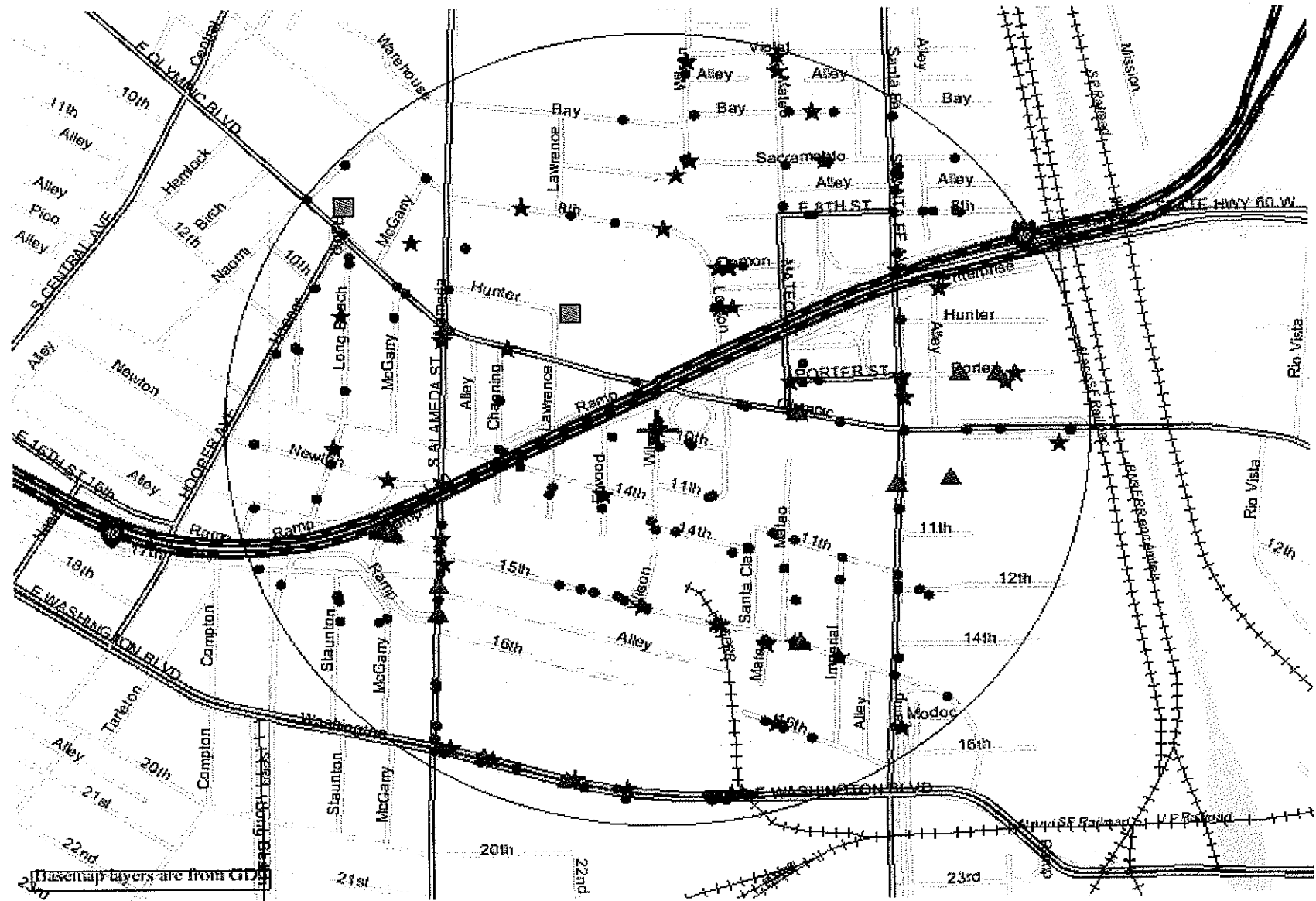
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TO BE COMPLETED BY OPR ONLY

Date Received For Filing and Posting at OPR:



Map Legend

Sites

-  Toxic Substances Control
-  Air Resources Board
-  Integrated Waste Mgmt Board
-  Water Resource Control Board
-  Hospitals
-  Institutions
-  Retail Centers
-  Transportation Terminals
-  Running Water
-  Railroads
-  Interstates
-  US Highways
-  State Highways
-  County Highways
-  Minor Highways
-  Parks
-  Landmarks
-  Water Bodies
-  Airports
-  Counties
-  OCEAN

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